

कार्यालय प्रमुख अभियन्ता
लोक निर्माण विभाग, उत्तराखण्ड
देहरादून

पत्रांक: 1205/ ^{10 अदि प्राप्त/12} ~~पत्रांक~~ -उ0/2012

दिनांक: 01/12/2012

कार्यालय ज्ञाप

इस कार्यालय के पत्रांक 692/32भवन-उ0/2012 दिनांक 21.08.2012 द्वारा प्रदेश में लोक निर्माण विभाग के अन्तर्गत आवासीय भवनों के निर्माण हेतु मानचित्र अनुमोदित किये गये हैं, के परिपेक्ष्य में आवासीय भवनों के निर्माण हेतु विशिष्टियां एतद द्वारा निर्धारित की जाती है। निर्धारित विशिष्टियों के अनुसार ही प्रदेश में आवासीय भवनों का निर्माण किया जायेगा।

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प्रतिलिपि निम्नलिखित को संलग्नकों सहित सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

1. प्रमुख सचिव, वित्त, उत्तरांचल शासन देहरादून।
2. सचिव, लोक निर्माण विभाग, उत्तरांचल शासन देहरादून।
3. अपर सचिव, लोक निर्माण विभाग उत्तराखण्ड शासन देहरादून।
4. आयुक्त गढ़वाल मण्डल/कुमायूँ मण्डल, पौड़ी/नैनीताल।
5. स्टाफ आफिसर, मुख्य सचिव, उत्तराखण्ड को मुख्य सचिव महोदय के संज्ञान हेतु।
6. मुख्य अभियन्ता, गढ़वाल/कुमाँऊ क्षेत्र/पी0एम0जी0एस0वाई0, लो0नि0वि0, पौड़ी/अल्मोड़ा/देहरादून।
7. मुख्य अभियन्ता, सिंचाई विभाग, यमुना कालोनी, देहरादून।
8. महाप्रबन्धक, उत्तरांचल पेयजल संसाधन विकास एवं निर्माण निगम, 11 मोहनी रोड़ देहरादून।
9. मुख्य अभियन्ता, ग्रामीण अभियन्त्रण सेवा, देहरादून।
10. प्रबन्ध निदेशक, गढ़वाल मण्डल विकास निगम, देहरादून।
11. प्रबन्ध निदेशक, कुमाँऊ मण्डल विकास निगम, नैनीताल।
12. महाप्रबन्धक (उत्तराखण्ड), उत्तर प्रदेश राजकीय निर्माण निगम लिमिटेड, देहरादून।
13. टी0ए0सी0, वित्त विभाग, उत्तराखण्ड शासन, देहरादून।
14. समस्त अधीक्षण अभियन्ता, लोक निर्माण विभाग, उत्तरांचल।
15. वरिष्ठ स्टाफ आफिसर-I, II/ अधिशासी अभियन्ता- I, II, III, IV, V, VI कार्यालय मुख्य अभियन्ता स्तर- I, लोक निर्माण विभाग, देहरादून।
16. समस्त अधिशासी अभियन्ता, लोक निर्माण विभाग, उत्तराखण्ड।
17. कनिष्ठ अभियन्ता (प्रा0), कार्यालय मुख्य अभियन्ता स्तर- I, लोक निर्माण विभाग, देहरादून।

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SPECIFICATION FOR RESIDENTIAL BUILDINGS

1. SUB STRUCTURE

Sl, No.	Description	Type I, II, III & Servant Quarter	Type IV	Type V	Type VI
1.1	Foundation and Plinth Masonry	As per Structural design - open foundation or Raft foundation and Brick work will be in 1:6 cement Sand mortar (<i>For Earthquake Zone V Area as per IS Code recommendation</i>) over Plain cement concrete in 1:5:10 in Base			
1.2	Depth of Foundation	As per Design			
1.3	Height of plinth	As Per Site Condition			
1.4	Damp Proof	Plinth Beam or Plinth Band as per design & Damp Proof Chemical. And Plaster with Damp Proof Chemical on Surface of Brick Work Below Plinth Beam			
1.5	Plinth filling	Earth filling free from harmful salt & 15cm thick Sand filling.			
1.6	Anti- termite treatment	Anti- termite treatment to be done as per requirement with Approved Measures.			

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2. SUPER STRUCTURE

Sl. No.	Description	Type I, II, III & Servant Quarter	Type IV	Type V	Type VI
2.1	Clear Height	3.05 meter	3.30 meter		
2.2	Super-structure masonry	1. RCC Framed Construction with Filler Walls in Brick work in 1:6 cement mortar (For Earthquake Zone V Area as per IS Code recommendation) or 2. Load Bearing Construction in Brick/ Stone Masonry.			
		Internal Partition Wall (if Mentioned in Drawing) of Half Brick thick Wall in 1:4 cement mortar with 2 nos. M.S. bars of 6 mm dia. at every third course			
2.3	Lintels	R.C.C. lintels / Lintel Bend as per design with M 20 Grade of Concrete			
2.4	R.C.C. Shelves	2.5 cm thick of R.C.C shelves or stone (Agra Dholpur) in room Almirah and 5 cm thick R.C.C. slab in Kitchen Counter.			
2.5	Plastering	12mm thick cement sand mortar in 1:6 Cement Sand Mortar			
2.6	Intermediate roof	RCC Slab as per design			
2.7	Top roof	RCC Slab as per design or CGI / Galuvalium Sheet Roofing with False-Ceiling in Hilly Area			
2.8	Terracing	in RCC Roof 50mm thick M-20 Grade Concrete with Chicken Mesh Over One coat of prescribed/ approved chemical. Or Other Approved Measures.			
2.9	Earth quake Resistance.	Earthquake resistance measure to be taken As per Respective IS Code.			
2.10	Water supply Line	G.I./ P.P.R./ U.P.V.C. / P.P.V.C. Pipe			
2.11	Sewage Line	PVC Heavy Duty (6kg Pressure) / S.W./ C.I. Pipe			
2.12	Rain water pipe	150 mm dia P.V.C. (6kg/sq.cm Pressure) pipe			

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3. DOORS

Sl. No.	Description	Type I, II, III & Servant Quarter	Type IV	Type V	Type VI
3.1	Frame	Pressed steel frame made out of corrosion resistant coated sheet of 1.6 mm thick / T-Iron	Same as Type I to III	Sal Wood Chaukhats	Teak Wood Chaukhats
3.2	a) Main Door	32mm thick flush door shutters	35mm th Sheesham Wood Panelled Shutter with 12mm th. Water Proof Ply Panelling	35mm th Sheesham Wood Panelled Shutter with 12mm th. Both Side Decorative Water Proof Ply Panelling	35mm th Teak Wood Panelled Shutter with 12mm th. Both Side Decorative Water Proof Ply Panelling
	b) Other Door	32mm thick flush door shutters	35mm th Sheesham Wood Panelled Shutter with 12mm th. Water Proof Ply Panelling	35mm th Sheesham Wood Panelled Shutter with 12mm th. Water Proof Ply Panelling	35mm th Sheesham Wood Panelled Shutter with 12mm th. Water Proof Ply Panelling
	c) W.C., Bath & court yard shutter which are liable to wetting	32mm thick flush door shutters with U lining by Aluminum sheet at bottom & upto 90 cm high on Wet Side & 15cm on Dry Side or	i) 28mm th Solid PVC Shutter or ii) 35mm thick flush door shutters with U lining by Aluminum sheet at bottom & upto 90 cm high on Wet Side & 15cm on Dry Side or iii) Fiber sheet water proof shutter for W.C. & bath.		
3.3	Wire Mesh Shutters	Sheesham Wood Shutters in Outer Doors	Sheesham Wood Shutters in Outer Doors	Sheesham Wood Shutters in Outer Doors	Teak Wood Shutters in Outer Doors
3.4	Door Fittings	Aluminum – Anodized fitting	S.S. Finish Fitting	Brass Fittings	Brass Fittings
3.5	Curtain Rod with Brackets	PVC Coated Iron Curtain Rod	Powder Coated Aluminum Curtain Rod	Powder Coated Aluminum Curtain Rod	Powder Coated Aluminum Curtain Rod

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4. WINDOWS

Sl. No.	Description	Type I, II, III & Servant Quarter	Type IV	Type V	Type VI
4.1	Frame	Pressed steel frame made out of corrosion resistant coated sheet of 1.6 mm thick Double rebate.	Pressed steel frame made out of corrosion resistant coated sheet of 1.6 mm thick Double rebate. or Scratch Proof Aluminum Sheet Window	Sal Wood Frame or Scratch Proof Aluminum Sheet Window	Teak Wood Frame or Scratch Proof Aluminum Sheet Window
4.2	Shutters	M.S. Tubular Box Section in Pressed Steel Window, Double leaf for Fully Glazed & Wire Mesh Shutters With Grill of 10 mm Sq. Bar	M.S. Tubular Box Section in Pressed Steel Window, Double leaf for Fully Glazed & Wire Mesh Shutters with Grill of 10 mm Sq. Bar or Scratch Proof Aluminum Shutter to Match Window	Sheesham Wood Fully Glazed And Mosquito Proof Jali Shutters with Grill of 10 mm Sq. Bar or Scratch Proof Aluminum Shutter to Match Window	Teak Wood Fully Glazed And Mosquito Proof Jali Shutters with Grill of 10 mm Sq. Bar or Scratch Proof Aluminum Shutter to Match Window
4.3	Ventilators	Pressed Steel Sections	Pressed Steel Sections	Sal Wood Frame & Sheesham Wood Shutters	Sal Wood Frame & Sheesham Wood Shutters
4.4	Fittings	-	-	Brass Fittings	Brass Fittings

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5. FINISHING

Sl. No.	Description	Type I, II, III & Servant Quarter	Type IV	Type V & VI
5.1	External finish	Acrylic Smooth Exterior Finish	Premium Acrylic smooth exterior finish additive of silicon	Premium Acrylic smooth exterior finish additive of silicon
5.2	Internal finish	Acrylic / Oil Bond Distemper	Plastic Emulsion Paint	Plastic Emulsion Paint with 2mm th. POP Putty
5.3	Painting or varnishing	Synthetic enamel paint on all wood and steel work	Synthetic enamel paint on all wood and steel work	Synthetic enamel paint on steel work and Varnishing on wood Work

6. FLOORING

6.1	Drawing Room, Dining & Verandah	30x30cm Ceramic Tile or equivalent cost Stone Flooring	60x60cm Ceramic Tile or equivalent cost Stone Flooring	60x60cm Vitrified Tile / Marble Stone Flooring
6.2	Other area	30x30cm Ceramic Tile or equivalent cost Stone Flooring	30x30cm Ceramic Tile or equivalent cost Stone Flooring	60x60cm Vitrified Tile / Marble Stone Flooring
6.3	Toilets	30x30cm Ceramic Anti Skid Floor Tile	30x30cm Ceramic Anti Skid Floor Tile	30x30cm Rectified Ceramic Anti Skid Floor Tile
6.4	Skirting/ Dado in Toilets	Ceramic glazed tile upto 2.10m high in Bath And 1.20 m in W.C	Ceramic glazed tile upto 2.10m high	Ceramic glazed tile upto 2.10m high with Decorative band of Tile.
6.5	Dado in Kitchen	Ceramic glazed tile 0.60 m above kitchen slab	Ceramic glazed tile up to Lintel Level above kitchen slab	Ceramic glazed tile up to Lintel Level in all wall
6.6	Kitchen Counter Top	Marble Stone Pre-Polished	Granite Stone Pre-Polished	Granite Stone Pre-Polished

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7. WATER SUPPLY AND SANITARY FITTINGS

Sl. No.	Description	Type I, II & Servant Quarter	Type III	Type IV	Type V & VI
7.1	WC Pan With Flushing Cistern	Orissa Pattern 58cm White China Ware	European / Orissa Pattern White China Ware	European / Orissa Pattern White China Ware	European/ Orissa Pattern Coloured China Ware
7.2	Fittings	C.P. Brass (Jaquar Esco or equivalent) Fittings		C.P. Brass (Jaquar Continental or equivalent) Fittings	C.P. Brass (Jaquar Florntine or equivalent) Fittings
7.3	Wash Basin	One of White China Glazed with Pillar Cock	One in Each Toilet & One in Dinning area of White China Glazed with CP Brass Mixture for hot & Cold Water	One in Each Toilet & One in Dinning area of Coloured China Glazed with CP Brass Mixture for hot & Cold Water	One in Each Toilet & One in Dinning area of Coloured China Glazed with CP Brass Mixture for hot & Cold Water
7.4	Sink and draining board in Kitchen	Stainless steel sink 600x450mm size.	Stainless steel Double Bowl sink 1200x450mm size.	Stainless steel Double Bowl sink 1200x450mm size. With drain board	Stainless steel Double Bowl sink 1200x450mm size. With drain board
7.5	Mirror Glass, Towel Rail, And Soap Disc.	One Set With every Wash Basin	One Set with every Wash Basin	One Set with every Wash Basin	One Set with every Wash Basin
7.6	Shower	One Over Head Shower in Each Toilet	One Over Head Shower with Wall Mixture in Each Toilet	One Over Head Shower with Wall Mixture in Each Toilet	One Over Head Shower with Wall Mixture in Each Toilet
7.7	Storage Tank	500 Ltr. PVC Water Tank	1000 Ltr. PVC Water Tank	1500 Ltr. PVC Water Tank	1500 Ltr. PVC Water Tank
7.8	Plumbing for Water Purifier	Plumbing for Water Purifier and a Direct Water Supply Connection of Fresh Water Provided in Kitchen			
7.9	Plumbing for Geyser	Plumbing for Geyser Line in Bath And Kitchen Provided, Whenever Gyser is provided or not.			

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8. MISC.

Sl. No.	Description	Type I, II, III & Servant Quarter	Type IV	Type V & VI
8.1	False Ceiling on Sloppy Roof	4 mm th. A.C. Sheet False Ceiling	Decorative False Ceiling	Decorative False Ceiling
8.2	Plinth Protection / Apron	60 cm wide plain Cement Concrete 1:2:4 Flooring with 8 cm thick base concrete in 1:4:8 with glass strips.	1.00 m wide Kota stone Flooring or Path Way Tiles flooring with Base Concrete.	1.00 m wide Kota stone Flooring or Path Way Tiles flooring with Base Concrete
8.3	Wardrobes	Built in RCC Cupboard Covered By M.S. Sheet Shutters.	Built in RCC Cupboard Covered By 19mm th Ply Board with Mica Top Shutters.	Built in RCC Cupboard Covered By 19mm th Ply Board with Mica/ Teak Ply Shutters.

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SPECIFICATION FOR ELECTRICAL INSTAALLATION IN RESIDENTAL BUILDINGS

Item No.	Description	in No.						
		Type I	Type II	Type III	Type IV	Type V (Excluding servant quarter and Garage)	Type VI (Excluding servant quarter and Garage)	Servent Quarter and Garrage
1	Light Point	10	14	19	29	49		6
2	Fan Point	2	3	4	6	12		1
3	Ceiling Fan	2	3	4	6	12		1
4	5 Amp. Plug on switch board	4	5	6	9	14		2
5	Separate 5 Amp plug	1	1	2	1	1		-
6	Fresh Air Fan point	2	2	2	4	5		-
7	Fresh Air Fan	2	2	2	4	5		-
8	Cell Bell	1	1	2	1	5		-
9	15 Amp. Power plug	3	3	4	9	10		2
10	Telephone Point	-	-	-	1	1		-
11	T.V./Cable Point	1	1	1	1	3		-
12	Air Conditioner Point	-	-	-	1	2		-
13	Angle Holder	6	6	10	11	16		-
14	Fancy Light	-	2	3	6	12		-
15	1x4x40 Tube Light	2	3	4	6	12		2
16	Bull Head	2	3	2	2	1		-
17	Mirror Light	-	-	-	1	4		-
18	Ceiling Light	-	-	-	1	2		-
19	CFL street Light	-	-	-	2	4		-
20	Gate Light	-	-	-	-	2		-
21	Earthling	1	1	1	1	1		-

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